

COTTONWOOD HEIGHTS

ORDINANCE No. 127

AN ORDINANCE AMENDING
CHAPTER 19.08 (F-2--FORESTRY ZONE),
CHAPTER 19.11 (F-1-43--FOOTHILL RESIDENTIAL ZONE),
CHAPTER 19.14 (F-1-21--FOOTHILL RESIDENTIAL ZONE),
CHAPTER 19.17 (RR-1-43--RURAL RESIDENTIAL ZONE),
CHAPTER 19.18 (RR-1-29--RURAL RESIDENTIAL ZONE),
CHAPTER 19.20 (RR-1-21--RURAL RESIDENTIAL ZONE),
CHAPTER 19.23 (R-1-15--RESIDENTIAL SINGLE-FAMILY ZONE),
CHAPTER 19.25 (R-1-10--RESIDENTIAL SINGLE-FAMILY ZONE),
CHAPTER 19.26 (R-1-8--RESIDENTIAL SINGLE-FAMILY ZONE),
AND
CHAPTER 19.29 (R-1-6--RESIDENTIAL SINGLE-FAMILY ZONE)
OF THE COTTONWOOD HEIGHTS CODE

WHEREAS, the "Municipal Land Use, Development, and Management Act," UTAH CODE ANN. §10-9a-101 *et seq.*, as amended (the "*Act*"), provides that each municipality may enact a land use ordinance and a zoning map establishing regulations for land use and development; and

WHEREAS, pursuant to the Act, the municipality's planning commission shall prepare and recommend to the municipality's legislative body, following a public hearing, a proposed land use ordinance and a zoning map, or amendments thereto, that represents the planning commission's recommendations for zoning the area within the municipality; and

WHEREAS, the Act also provides certain procedures for the municipality's legislative body to adopt or amend the land use ordinance and zoning map for the City; and

WHEREAS, on 14 July 2005, the city council (the "*Council*") of the city of Cottonwood Heights (the "*City*") enacted its Ordinance No. 25 adopting a land use ordinance for the City and codifying such ordinance as Title 19 of the City's code of ordinances (the "*Code*"); and

WHEREAS, thereafter, the City's planning commission (the "*Planning Commission*") formulated proposed amendments to Code chapters 19.08, 19.11, 19.14, 19.17, 19.18, 19.20, 19.23, 19.25, 19.26 and 19.29 (collectively, the "*Chapters*") to address issues that arose following original adoption of Title 19 of the Code; and

WHEREAS, on 17 September 2008, a public hearing was held before the Planning Commission, where citizens were given the opportunity to provide written or oral comment concerning the proposed amendments to the Chapters; and

WHEREAS, such public hearing before the Planning Commission was preceded by all required legal notices; and

WHEREAS, on 17 September 2008, following the public hearing, the Planning Commission recommended the Chapters, as amended, to the Council for adoption; and

WHEREAS, on 18 November 2008, the Council met in regular meeting to consider, among other things, amending the Chapters as proposed; and

WHEREAS, after careful consideration of the recommendations of the Planning Commission, comments at the public hearing, and recommendations of City staff and the City attorney, the Council has determined that it is in the best interest of the health, safety and welfare of the citizens of the City to amend the Chapters;

NOW, THEREFORE, BE IT ORDAINED by the city council of the city of Cottonwood Heights as follows:

Section 1. **Adoption of Amended Chapters.** The Council hereby amends the Chapters of the Code as set forth on the attached exhibit, which shows deleted provisions ~~struck through~~ or otherwise omitted, and added provisions underlined.

Section 2. **Action of Officers.** All actions of the officers, agents and employees of the City that are in conformity with the purpose and intent of this ordinance (this "**Ordinance**"), whether taken before or after the adoption hereof, are hereby ratified, confirmed and approved.


Section 3. **Severability.** All parts of this Ordinance are severable, and if any section, paragraph, clause or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect the remaining sections, paragraphs, clauses or provisions of this Ordinance.

Section 4. **Repealer.** All ordinances or parts thereof in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 5. **Effective Date.** This Ordinance, assigned no. 127, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's Recorder, or such later date as may be required by Utah statute.

PASSED AND APPROVED this 18th day of November 2008.

COTTONWOOD HEIGHTS CITY COUNCIL

By 
Kelvin H. Cullimore, Jr., Mayor



Linda W. Dunlavy
Linda W. Dunlavy, Recorder

VOTING:

Kelvyn H. Cullimore, Jr.	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Gordon M. Thomas	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
J. Scott Bracken	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Don J. Antczak	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Bruce T. Jones	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

DEPOSITED in the Recorder's office this 18th day of November 2008.

POSTED this 19 day of November 2008.

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Chapter 19.08
F-20 -- FORESTRY ZONE

Sections:

- 19.08.010 Purpose.
- 19.08.020 Permitted uses.
- 19.08.030 Conditional uses.
- 19.08.040 Water quality.
- 19.08.050 Minimum lot size.
- 19.08.060 Minimum lot width.
- 19.08.070 Set backs.
- 19.08.080 Maximum height of structures.
- 19.08.090 Maximum lot coverage.
- 19.08.100 Limits of disturbance.
- 19.08.110 Tree and vegetation protection.

19.08.010 Purpose.

The purpose of the F-20 zone is to provide recreational and residential opportunities for property owners within areas of hillside and steep slopes in the city while providing preservation of the natural landscape of hillsides.

19.08.030 Conditional uses.

Conditional uses in the F-20 zone are as follows:

- 1. Single family detached dwellings;
- 2. Planned unit development;
- 3. Private parks and recreational grounds;
- 4. Public and quasi-public use;
- 5. Radio and/or television tower;
- 6. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";
- 7. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations"; and

8. Wireless telecommunication towers, subject to stealth measures.

19.08.040 Water quality.

A. Health Department Approval Required. Prior to issuance of a conditional use permit or site plan approval for all uses in the F-20 zone, regardless of size or number of units, the applicant shall receive the written approval of the health department certifying that all water quality and health requirements have been satisfied and that the proposed construction will not damage the natural watershed.

B. Developments of More than Nine Lots/Units. Developments of more than nine lots or units shall receive the written approval of the state Department of Environmental Quality certifying that the culinary water system and the sewerage system meet all state water quality and health requirements. All approvals shall be in accordance with the regulations of the state Department of Environmental Quality relating to culinary water supply and wastewater disposal.

C. Applicable State Regulations and Standards. The applicable state regulations for individual wastewater disposal systems can be found in the Utah Administrative Code, as amended from time to time. The applicable state regulations for culinary water supply can be found in Utah Administrative Code, as amended from time to time.

D. Subsequent Changes in Site Plan. If after health department or state Department of Environmental Quality review and action pursuant to this section, a site plan is modified such that the original limits of disturbance change, the applicant must submit the modified site plan to the appropriate health agency for retesting and a new

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determination whether all state wastewater and culinary water standards have been met. Evidence of such retesting must be submitted prior to final approval of the site plan.

19.08.050 Minimum lot size.

The minimum lot size for each single-family dwelling, and any other use, in the F-20 zone is 20 acres.

19.08.060 Minimum lot width.

The minimum lot width in the F-20 zone is 350 feet.

19.08.070 Setbacks/yard requirements.

Because of the unique nature of development and general concern for preservation of hillsides, individual setbacks for each lot developed in the F-20 zone will be evaluated and determined on a case-by-case basis by the director. If the director wishes, in certain cases he may refer the matter to the planning commission for decision. All setbacks in the F-20 zone shall be subject to the provisions of chapter 19.72, "Sensitive Lands."

19.08.080 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

B. All other properties shall maintain a maximum structure height of 35 feet.

C. For accessory buildings, heights will be determined on a case by case basis, subject to the foregoing maximums.

19.08.090 Maximum lot coverage.

The maximum lot coverage for the F-20 zone is two percent, which includes all structures.

19.08.100 Limits of disturbance.

Disturbance in the F-20 zone shall be limited to 43,560 square feet of each lot. The remaining property shall be left in its natural vegetative state. In no case shall the limits of disturbance be inside a watershed boundary.

19.08.110 Tree and vegetation protection.

Removal of trees or natural vegetation shall not be permitted except in conformance with the standards and requirements set forth in chapter 19.72, "Sensitive Lands."

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Chapter 19.11
F-1-43 -- FOOTHILL
RESIDENTIAL ZONE

Sections:

- 19.11.010 Purpose.
- 19.11.020 Permitted uses.
- 19.11.030 Conditional uses.
- 19.11.040 Water quality.
- 19.11.050 Minimum lot size.
- 19.11.060 Minimum lot width.
- 19.11.070 Setbacks/yard requirements.
- 19.11.080 Site development plan approval.
- 19.11.090 Maximum height of structures.
- 19.11.100 Maximum lot coverage.
- 19.11.110 Open space requirement.
- 19.11.120 Tree and vegetation protection.

19.11.010 Purpose.

The purpose of the F-1-43 zone is to provide residential development opportunities for property owners within areas of steep slopes and hillsides in the city while providing preservation of the natural landscape of hillsides.

19.11.020 Permitted uses.

Permitted uses within the F-1-43 zone are as follows:

1. Single-family detached dwellings; and
2. Accessory buildings customarily related to a permitted use.

19.11.030 Conditional uses.

Conditional uses in the F-1-43 zone are as follows:

1. Agricultural uses, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";

2. Churches;
3. Planned unit development;
4. Public and quasi-public use;
5. Radio and/or television tower;
6. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";
7. Wireless telecommunication tower;
8. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations"; and
9. Home occupations.

19.11.040 Water quality.

A. Health Department Approval
Required. Prior to issuance of a conditional use permit or site plan approval for all uses in the F-1-43 zone, regardless of size or number of units, the applicant shall receive the written approval of the health department certifying that all water quality and health requirements have been satisfied and that the proposed construction will not damage the natural watershed.

B. Developments of More than Nine Lots/Units. Developments of more than nine lots or units shall receive the written approval of the state Department of Environmental Quality certifying that the culinary water system and the sewerage system meet all state water quality and health requirements. All approvals shall be in accordance with the regulations of the state Department of Environmental Quality relating to culinary water supply and wastewater disposal.

C. Applicable State Regulations and Standards. The applicable state regulations for individual wastewater

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5. Home day care;

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disposal systems can be found in the Utah Administrative Code, as amended from time to time. The applicable state regulations for culinary water supply can be found in Utah Administrative Code, as amended from time to time.

D, Subsequent Changes in Site Plan. If after health department or state Department of Environmental Quality review and action pursuant to this section, a site plan is modified such that the original limits of disturbance change, the applicant must submit the modified site plan to the appropriate health agency for retesting and a new determination whether all state wastewater and culinary water standards have been met. Evidence of such retesting must be submitted prior to final approval of the site plan.

19.11.050 Minimum lot size.

The minimum lot size for any use in the F-1-43 zone is 43,560 square feet.

19.11.060 Minimum lot width.

The minimum lot width in the F-1-43 zone is 200 feet, measured at the front setback of the home.

19.11.070 Setbacks/yard.

Because of the unique nature of development and general concern for preservation of hillsides, individual setbacks for each lot developed in the F-1-43 zone will be evaluated and determined on a case-by-case basis by the director. If the director wishes, he may refer to the planning commission to make the determination in certain cases. All setbacks shall be subject to the provisions of chapter 19.72, "Sensitive Lands."

19.11.080 Site development plan approval.

Site development plans for all development in the F-1-43 zone, including single-family dwellings, shall be approved prior to issuance of any building permits pursuant to the site development plan approval requirements set forth in 19.72, "Sensitive Lands."

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19.11.090 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

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B. All other properties shall maintain a maximum structure height of 35 feet.

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C. For accessory buildings, heights will be determined on a case by case basis, subject to the foregoing maximums.

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19.11.100 Maximum lot coverage.

The maximum lot coverage in the F-1-43 zone is 30%, which includes all structures.

19.11.110 Open space requirement.

The minimum open space requirement for developments over five acres in the F-1-43 zone is 10% for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 20% per project.

19.11.120 Tree and vegetation protection.

Removal of trees or natural vegetation shall not be permitted except in conformance with the standards and

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requirements set forth in chapter 19.72,
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Chapter 19.14
F-1-21 -- FOOTHILL
RESIDENTIAL ZONE

Sections:

- 19.14.010 Purpose.
- 19.14.020 Permitted uses.
- 19.14.030 Conditional uses.
- 19.14.040 Water quality.
- 19.14.050 Minimum lot size.
- 19.14.060 Minimum lot width.
- 19.14.070 Setbacks/yard requirements.
- 19.14.080 Site development plan approval.
- 19.14.090 Maximum height of structures.
- 19.14.100 Maximum lot coverage.
- 19.14.110 Open space requirement.
- 19.14.120 Tree and vegetation protection.

19.14.010 Purpose.

The purpose of the F-1-21 zone is to provide residential development opportunities for property owners within areas of steep slopes and hillsides in the city while providing preservation of the natural landscape of hillsides.

19.14.020 Permitted uses.

Permitted uses within the F-1-21 zone are as follows:

- 1. Single-family detached dwellings.

19.14.030 Conditional uses.

Conditional uses in the F-1-21 zone are as follows:

- 1. Agricultural uses, as allowed by the applicable accessory regulations in chapter 19.76 "Supplementary and Qualifying Regulations";
- 2. Churches;
- 3. Planned unit development;

- 4. Public and quasi-public use;
- 5. Radio and/or television tower;
- 6. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";

- 7. Water pumping plant and reservoir;

- 8. Wireless telecommunication tower;

- 9. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations"; and

- 10. Home occupations.

19.14.040 Water quality.

A. Health Department Approval Required. Prior to issuance of a conditional use permit or site plan approval for all uses in the F-1-21 zone, regardless of size or number of units, the applicant shall receive the written approval of the health department certifying that all water quality and health requirements have been satisfied and that the proposed construction will not damage the natural watershed.

B. Developments of More than Nine Lots/Units. Developments of more than nine lots or units shall receive the written approval of the state Department of Environmental Quality certifying that the culinary water system and the sewerage system meet all state water quality and health requirements. All approvals shall be in accordance with the regulations of the state Department of Environmental Quality relating to culinary water supply and wastewater disposal.

C. Applicable State Regulations and Standards. The applicable state regulations for individual wastewater

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5. Golf course;¶

6. Home day care;¶

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disposal systems can be found in the Utah Administrative Code, as amended from time to time. The applicable state regulations for culinary water supply can be found in Utah Administrative Code, as amended from time to time.

D. Subsequent Changes in Site Plan. If after health department or state Department of Environmental Quality review and action pursuant to this section, a site plan is modified such that the original limits of disturbance change, the applicant must submit the modified site plan to the appropriate health agency for retesting and a new determination whether all state wastewater and culinary water standards have been met. Evidence of such retesting must be submitted prior to final approval of the site plan.

19.14.050 Minimum lot size.

The minimum lot size for any use in the F-1-21 zone is 21,780 square feet.

19.14.060 Minimum lot width.

The minimum lot width in the F-1-21 zone is 100 feet, measured at the front setback of the home.

19.14.070 Setbacks/yard requirements.

Because of the unique nature of development and general concern for preservation of hillsides, individual setbacks for each lot developed in the F-1-21 zone will be evaluated and determined on a case-by-case basis by the director. If the director wishes, in certain cases he may refer the matter to the planning commission for decision. All setbacks shall be subject to the provisions of chapter 19.72, "Sensitive Lands."

19.14.080 Site development plan approval.

Site development plans for all development in the F-1-21 zone, including single-family dwellings, shall be approved prior to issuance of any building permits pursuant to the site development plan approval requirements set forth in chapter 19.72, "Sensitive Lands."

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19.14.090 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

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B. All other properties shall maintain a maximum structure height of 35 feet.

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C. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

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19.14.100 Maximum lot coverage.

The maximum lot coverage in the F-1-21 zone is 30%, which includes all structures.

19.14.110 Open space requirement.

The minimum open space requirement for developments over five acres in the F-1-21 zone is 10% for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 20% per project.

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19.14.120 Tree and vegetation protection.

Removal of trees or natural vegetation shall not be permitted except in conformance with the standards and requirements set forth in chapter 19.72, "Sensitive Lands."

Chapter 19.17
RR-1-43 – RURAL RESIDENTIAL
ZONE

Sections

- 19.17.010 Purpose.
19.17.020 Permitted uses.
19.17.030 Conditional uses.
19.17.040 Lot area.
19.17.050 Lot width.
19.17.060 Front yard.
19.17.070 Side yard.
19.17.080 Rear yard.
19.17.090 Maximum height of structures.
19.17.100 Maximum lot _____ coverage.
19.17.110 Open space requirement.

19.17.010 Purpose.

The purpose of the RR-1-43 zone is to provide areas in the city for low-density rural residential development, at a rate of one unit per acre, together with limited agricultural uses.

19.17.020 Permitted uses.

Permitted uses in the RR-1-43 zone are as follows:

1. Single-family detached dwellings;
2. Accessory uses and buildings customarily incidental to permitted uses; and
3. Agriculture, farm, and farm animals, subject to the restriction of the accessory regulations of this code.

19.17.030 Conditional uses.

Conditional uses in the RR-1-43 zone are as follows:

1. Fruit and/or vegetable stand, provided that the products are produced on the premises;
2. Nursing home;

3. Planned unit development;
4. Public and quasi-public uses;
5. Residential health care facility for up to five residents on streets less than 80 feet in width, and up to ten residents on street 80 feet and wider, excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time unless additional staffing is required by the state department of health, which use shall not change the residential appearance and character of the property;
6. Sportsman's kennel for personal, non-commercial use;
7. Home occupations; and
8. Churches and private non-profit recreational grounds associated with that use.

19.17.040 Lot area.

The minimum lot size for any use in the RR-1-43 zone is 43,560 square feet. Upon the director's recommendation, the planning commission may require that certain uses, other than single-family residential, maintain a larger minimum lot size.

19.17.050 Lot width.

The minimum width of any lot in the RR-1-43 zone shall be 100 feet, measured at the front setback of the home.

19.17.060 Front yard.

In RR-1-43 zone, the minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of eight feet shall be 30 feet, or the average of the existing buildings where 50% or more of the frontage is developed, provided that in no case shall the depth of the

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15. Private educational institution having an academic curriculum similar to that ordinarily given in public schools;¶
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Deleted: 18. Radio and television transmitting and relay station and tower, excluding business office or studio, except such control room studio facilities as required for emergency broadcasts in the event of a national or local disaster;¶
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front yard be less than 20 feet, or be required to be more than 30 feet. All accessory buildings, other than private garages which have a side yard of at least eight feet, shall be located at least six feet in the rear of the main building.

19.17.070 Side yard.

In the RR-1-43 zone:

A. The minimum side yard for any dwelling shall be ten feet, and the total width of the two required side yards shall be not less than 20 feet.

B. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.

C. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than 20 feet, or the average of existing buildings where 50% or more of the frontage is developed, but in no case less than 15 feet.

19.17.080 Rear yard.

In the RR-1-43 zone, the minimum depth of the rear yard for any main building shall be 30 feet, and for accessory buildings five feet; provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

19.14.090 Maximum height of structures.

In the RR-1-43 zone:

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the

maximum structure height shall be 30 feet.

B. All other properties shall maintain a maximum structure height of 35 feet.

C. Accessory buildings shall maintain a minimum distance from property lines as follows:

1. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

2. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

3. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

D. Attached garages shall conform to the rear yard requirements of main buildings.

E. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

F. Accessory structures which meet the minimum side, rear and front setbacks for main buildings in the RR-1-43 zone may have an increase in maximum height to equal the maximum height of main buildings in the RR-1-43 zone.

19.17.100 Maximum lot coverage.

The maximum lot coverage in the RR-1-43 zone is 30%, which includes all structures.

19.17.110 Open space requirement.

The minimum open space requirement for developments over five acres in the RR-1-43 zone is 10% for

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standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 20% per project.

Chapter 19.18
**RR-1-29 – RURAL RESIDENTIAL
ZONE**

Sections

- 19.18.010 Purpose.**
- 19.18.020 Permitted uses.**
- 19.18.030 Conditional uses.**
- 19.18.040 Lot area.**
- 19.18.050 Lot width.**
- 19.18.060 Front yard.**
- 19.18.070 Side yard.**
- 19.18.080 Rear yard.**
- 19.18.090 Maximum height of structures.**
- 19.18.100 Maximum lot coverage.**
- 19.18.110 Open space requirement.**

19.18.010 Purpose.

The purpose of the RR-1-29 zone is to provide a zone in the city which may function as a buffer of land uses and intensities of development between the RR-1-43 zone and the RR-1-21 zone in the rural residential areas of the city. The RR-1-29 zone is intended to be consistent with the general plan designation of rural residential and provide a tool for the creative design of single-family residential developments where the context of existing neighborhoods is accounted for in design.

19.18.020 Permitted uses.

Permitted uses in the RR-1-29 zone are as follows:

- 1. Single-family detached dwellings;
- 2. Accessory uses and buildings customarily incidental to permitted uses; and
- 3. Agriculture, farm, and farm animals, subject to the restriction of the accessory regulations of this code.

19.18.030 Conditional uses.

Conditional uses in the RR-1-29 zone are as follows:

- 1. Home occupations;
- 2. Nursery and/or greenhouse, excluding retail sales;
- 3. Planned unit development;
- 4. Public and quasi-public uses;
- 5. Sportsman's kennel for personal, non-commercial use;
- 6. Home occupations; and
- 7. Churches and private non-profit recreational grounds associated with that use.

19.18.040 Lot area.

The minimum lot size for any use in the RR-1-29 zone is 29,040 square feet. To provide consistency with surrounding existing rural residential neighborhoods, new developments in the RR-1-29 zone shall, to the greatest extent reasonably possible, be organized in a manner that will allow the new development to match the physical context of the existing residential lots surrounding the new development, including, without limitation, locating the largest lots of the new development adjacent to the largest lots of the surrounding existing residential neighborhood. Upon the director's recommendation, the planning commission may require that certain uses, other than single-family residential, maintain a larger minimum lot size.

19.18.050 Lot width.

The minimum width of any lot in the RR-1-29 zone shall be 100 feet, measured at the front setback of the home.

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<#>Fruit and/or vegetable stand, provided that the products are produced on the premises;¶

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19.18.060 Front yard.

In RR-1-29 zone, the minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of eight feet shall be 30 feet, or the average of the existing buildings where 50% or more of the frontage is developed, provided that in no case shall the depth of the front yard be less than 20 feet, or be required to be more than 30 feet. All accessory buildings, other than private garages which have a side yard of at least eight feet, shall be located at least six feet in the rear of the main building.

19.18.070 Side yard.

In the RR-1-29 zone:

A. The minimum side yard for any dwelling shall be ten feet, and the total width of the two required side yards shall be not less than 20 feet.

B. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.

C. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than 20 feet, or the average of existing buildings where 50% or more of the frontage is developed, but in no case less than 15 feet.

19.18.080 Rear yard.

In the RR-1-29 zone, the minimum depth of the rear yard for any main building shall be 30 feet, and for accessory buildings five feet; provided, that on corner lots which rear upon the

side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

19.18.090 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

B. All other properties shall maintain a maximum structure height of 35 feet.

C. Accessory buildings in the RR-1-29 zone shall maintain a minimum distance from property lines as follows:

1. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

2. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

3. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

D. Attached garages shall conform to the rear yard requirements of main buildings.

E. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

F. Accessory structures which meet the minimum side, rear and front setbacks for main buildings in the RR-1-29 zone may have an increase in maximum height to equal the maximum height of main buildings in the RR-1-29 zone.

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19.18.100 Maximum lot coverage.

The maximum lot coverage in the RR-1-29 zone is 30%, which includes all structures.

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19.18.110 Open space requirement.

The minimum open space requirement for developments over five acres in the RR-1-29 zone is 10% for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 20% per project.

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Chapter 19.20
RR-1-21 – RURAL RESIDENTIAL
ZONE

Sections:

19.20.010	Purpose.
19.20.020	Permitted uses.
19.20.030	Conditional uses.
19.20.040	Lot area.
19.20.050	Lot width.
19.20.060	Front yard.
19.20.070	Side yard.
19.20.080	Rear yard.
19.20.090	Maximum height of structures.
19.20.100	Maximum lot coverage.
19.20.110	Open space requirement.

19.20.010 Purpose.

The purpose of the RR-1-21 zone is to provide areas in the city for low-density rural residential development, together with limited agricultural uses.

19.20.020 Permitted uses.

Permitted uses in the RR-1-21 zone are as follows:

1. Single family detached dwellings;
2. Accessory buildings customarily incidental to permitted uses; and
3. Agriculture, farm, and farm animals, subject to the restriction of the accessory regulations of this code;

19.20.030 Conditional uses.

Conditional uses in the RR-1-21 zone are as follows:

1. Planned unit development;
2. Public and quasi-public uses;
3. Sportsman's kennel for personal, non-commercial use (minimum lot size 21,780 square feet);
4. Home occupations; and

5. Churches and private non-profit recreational grounds associated with that use;

19.20.040 Lot area.

The minimum lot size for any use in the RR-1-21 zone is 21,780 square feet. Upon the director's recommendation, the planning commission may require that certain uses, other than single-family residential, maintain a larger minimum lot size.

19.20.050 Lot width.

The minimum width of any lot in the RR-1-21 zone is 80 feet measured 20 feet from the front lot line.

19.20.060 Front yard.

In the RR-1-21 zone, the minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of eight feet shall be 30 feet, or the average of the existing buildings where 50% or more of the frontage is developed, provided that in no case shall the depth of the front yard be less than 20 feet, or be required to be more than 30 feet. All accessory buildings, other than private garages which have a side yard of at least eight feet, shall be located at least six feet in the rear of the main building.

19.20.070 Side yard.

In the RR-1-21 zone:

A. The minimum side yard for any dwelling shall be ten feet, and the total width of the two required side yards shall be not less than 20 feet.

B. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a

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6. Household pets.¶

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2. Cemetery;¶
3. Day care/preschool center;¶
4. Dwelling group. The development shall comply with the maximum allowable density for the RR-1-21 zone.¶
(a) The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer, the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than 15 feet unless demonstrated by the development plan that the yard required for a principal building in ... [6]

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minimum side yard of not less than five feet.

C. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than 20 feet, or the average of existing buildings where 50% or more of the frontage is developed, but in no case less than 15 feet.

19.20.080 Rear yard.

In the RR-1-21 zone, the minimum depth of the rear yard for any main building shall be thirty feet, and for accessory buildings five feet; provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

19.20.090 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a hillside sensitive lands overlay zone, the maximum structure height shall be 30 feet.

B. All other properties shall maintain a maximum structure height of 35 feet.

C. Accessory buildings in the RR-1-21 zone shall maintain a minimum distance from property lines as follows:

1. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

2. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

3. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

D. Attached garages shall conform to the rear yard requirements of main buildings.

E. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

F. Accessory structures which meet the minimum side, rear and front setbacks for main buildings in the RR-1-21 zone may have an increase in maximum height to equal the maximum height of main buildings in the RR-1-21 zone.

19.20.100 Maximum lot coverage.

The maximum lot coverage in the RR-1-21 zone is 30%, which includes all structures.

19.20.110 Open space requirement.

The minimum open space requirement for developments over five acres in the RR-1-21 zone is 10% for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 20% per project.

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Chapter 19.23
R-1-15 -- RESIDENTIAL SINGLE-
FAMILY ZONE

Sections:

- 19.23.010 Purpose.
- 19.23.020 Permitted uses.
- 19.23.030 Conditional uses.
- 19.23.040 Minimum lot size.
- 19.23.050 Minimum lot width.
- 19.23.060 Setbacks/yard requirements.
- 19.23.070 Maximum height of structures.
- 19.23.080 Maximum lot coverage.
- 19.23.090 Open space requirement.

19.23.010 Purpose.

The purpose of the R-1-15 zone is to allow for the establishment of single-family homes organized in low-density residential neighborhoods characteristic of traditional suburban residential developments.

19.23.020 Permitted uses.

Permitted uses in the R-1-15 zone are as follows:

1. Single-family detached dwellings; and
2. Accessory buildings customary to single-family housing; and

19.23.030 Conditional uses.

Conditional uses in the R-1-15 zone are as follows:

1. Churches and private non-profit recreational grounds associated with that use;
2. Planned unit developments;
3. Public and quasi-public uses;
4. Wireless telecommunication towers; and
5. Home occupations.

19.23.040 Minimum lot size.

The minimum lot size in the R-1-15 zone is 15,000 square feet.

19.23.050 Minimum lot width.

The minimum lot width in the R-1-15 zone is 80 feet measured 20 feet from the front lot line.

19.23.060 Setbacks/yard requirements.

A. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

1. Front: 25 feet.
2. Sides: 10 feet on interior lots, 20 feet on corner lots.
3. Rear: 20 feet.

B. Accessory buildings in the R-1-15 zone shall maintain a minimum distance from property lines as follows:

1. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

2. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

3. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

C. Attached garages shall conform to the rear yard requirements of main buildings.

19.23.070 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the

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Sides: Five feet, excluding garages, on interior lots; 20 feet on corner lots.¶
Rear: Five feet, excluding garages, on interior lots; 20 feet on corner lots. Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.¶
Garages: The minimum side yard for a private garage shall be eight feet, except that private garages and other ac ... [14]
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maximum structure height shall be 30 feet.

B. All other properties shall maintain a maximum structure height of 35 feet.

C. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

19.23.080 Maximum lot coverage.

The maximum lot coverage in the R-1-15 zone is 50%, which includes all structures.

19.23.090 Open space requirement.

The minimum open space requirement for developments over five acres in the R-1-15 zone is ten percent for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 15%.

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Chapter 19.25
R-1-10 -- RESIDENTIAL SINGLE-
FAMILY ZONE

Sections:

- 19.25.010 Purpose.
- 19.25.020 Permitted uses.
- 19.25.030 Conditional uses.
- 19.25.040 Minimum lot size.
- 19.25.050 Minimum lot width.
- 19.25.060 Setbacks/yard requirements.
- 19.25.070 Maximum height of structures.
- 19.25.080 Maximum lot coverage.
- 19.25.090 Open space requirement.

19.25.010 Purpose.

The purpose of the R-1-10 zone is to allow for the establishment of single-family homes organized in low-density residential neighborhoods characteristic of traditional suburban residential developments.

19.25.020 Permitted uses.

Permitted uses in the R-1-10 zone are as follows:

- 1. Single-family detached dwellings; and
- 2. Accessory buildings customary to single-family housing.

19.25.030 Conditional uses.

Conditional uses in the R-1-10 zone are as follows:

- 1. Churches and private non-profit recreational grounds associated with that use;
- 2. Planned unit developments;
- 3. Public and quasi-public use;
- 4. Wireless telecommunication towers;
- 5. Home occupations.

19.25.040 Minimum lot size.

The minimum lot size in the R-1-10 zone is 10,000 square feet.

19.25.050 Minimum lot width.

The minimum lot width in the R-1-10 zone is 70 feet, measured 20 feet from the front lot line.

19.25.060 Setbacks/yard requirements.

A. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

- 1. Front: 25 feet.
- 2. Sides: On interior lots, a total of at least 20 feet between the two side yards, with no side yard of less than eight feet. On corner lots, at least 20 feet per side yard.
- 3. Rear: 20 feet.

B. Accessory buildings in the R-1-10 zone shall maintain a minimum distance from property lines as follows:

- 1. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.
- 2. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
- 3. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

C. Attached garages shall conform to the rear yard requirements of main buildings.

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Sides: Five feet, excluding garages, on interior lots; 20 feet on corner lot ... [24]
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19.25.070 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

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B. All other properties shall maintain a maximum structure height of 35 feet.

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C. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

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19.25.080 Maximum lot coverage.

The maximum lot coverage in the R-1-10 zone is 50%, including all structures.

19.25.090 Open space requirement.

The minimum open space requirement for developments over five acres in the R-1-10 zone is ten percent for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 15%.

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Chapter 19.26
R-1-8 -- RESIDENTIAL SINGLE-
FAMILY ZONE

Sections:

- 19.26.010 Purpose.
- 19.26.020 Permitted uses.
- 19.26.030 Conditional uses.
- 19.26.040 Minimum lot size.
- 19.26.050 Minimum lot width.
- 19.26.060 Setbacks/yard requirements.
- 19.26.070 Maximum height of structures.
- 19.26.080 Maximum lot coverage.
- 19.26.090 Open space requirement.

19.26.010 Purpose.

The purpose of the R-1-8 zone is to allow for the establishment of single-family homes organized in low-density residential neighborhoods characteristic of traditional suburban residential developments.

19.26.020 Permitted uses.

Permitted uses in the R-1-8 zone are as follows:

- 1. Single-family detached dwellings; and
- 2. Accessory buildings customary to single-family housing; and

19.26.030 Conditional uses.

Conditional uses in the R-1-8 zone are as follows:

- 1. Churches and private non-profit recreational grounds associated with that use;
- 2. Planned unit developments;
- 3. Public and quasi-public use;
- 4. Wireless telecommunication towers; and
- 5. Home occupations.

19.26.040 Minimum lot size.

The minimum lot size in the R-1-8 zone is 8,000 square feet.

19.26.050 Minimum lot width.

The minimum lot width in the R-1-8 zone is 70 feet, measured 20 feet from the front lot line.

19.26.060 Setbacks/yard requirements.

A. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

- 1. Front: 25 feet.
- 2. Sides: On interior lots, a total of at least 20 feet between the two side yards, with no side yard of less than eight feet. On corner lots, at least 20 feet per side yard.
- 3. Rear: 20 feet.

B. Accessory buildings in the R-1-8 zone shall maintain a minimum distance from property lines as follows:

- 1. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.
- 2. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
- 3. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

D. Attached garages shall conform to the rear yard requirements of main buildings.

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19.26.070 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

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B. All other properties shall maintain a maximum structure height of 35 feet.

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C. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

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19.26.080 Maximum lot coverage.

The maximum lot coverage in the R-1-8 zone is 50%, including all structures.

19.26.090 Open space requirement.

The minimum open space requirement for developments over five acres in the R-1-6 zone is ten percent for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 15%.

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Chapter 19.29
R-1-6 -- RESIDENTIAL SINGLE-
FAMILY ZONE

Sections:

- 19.29.010 Purpose.
- 19.29.020 Permitted uses.
- 19.29.030 Conditional uses.
- 19.29.040 Minimum lot size.
- 19.29.050 Minimum lot width.
- 19.29.060 Setbacks/yard requirements.
- 19.29.070 Maximum height of structures.
- 19.29.080 Maximum lot coverage.
- 19.29.090 Open space requirement.

19.29.010 Purpose.

The purpose of the R-1-6 zone is to allow for the establishment of single-family homes organized in medium-density neighborhoods characteristic of traditional suburban residential developments.

19.29.020 Permitted uses.

Permitted uses in the R-1-6 zone are as follows:

- 1. Single-family detached dwellings; and
- 2. Accessory buildings customary to single-family housing.

19.29.030 Conditional uses.

Conditional uses in the R-1-6 zone are as follows:

- 1. Churches and private non-profit recreational grounds associated with that use;
- 2. Planned unit development;
- 3. Public and quasi-public uses;
- and
- 4. Wireless telecommunication towers.

19.29.040 Minimum lot size.

The minimum lot size in the R-1-6 zone is 6,000 square feet.

19.29.050 Minimum lot width.

The minimum lot width in the R-1-6 zone is 60 feet measured at the front setback.

19.29.060 Setbacks/yard requirements.

A. Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

- 1. Front: 20 feet.
- 2. Sides: On interior lots, a total of at least 15 feet between the two side yards, with no side yard of less than five feet. On corner lots, at least 15 feet per side yard.
- 3. Rear: 20 feet.

B. Accessory buildings in the R-1-6 zone shall maintain a minimum distance from property lines as follows:

- 1. Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.
- 2. Sides: Three feet on interior lots; 20 feet on the street side of corner lots.
- 3. Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

C. Attached garages shall conform to the rear yard requirements of main buildings.

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4. Golf course;
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Deleted: 6. Private parks and recreational grounds;¶
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Deleted: Front: Accessory buildings, excluding garages, shall maintain a setback of at least six feet from the main building in the rear yard for the particular property.¶
Sides: Five feet, excluding garages, on interior lots; 20 feet on corner lots.¶
Rear: Five feet, excluding garage ... [29]
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19.29.070 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

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B. All other properties shall maintain a maximum structure height of 35 feet.

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C. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

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19.29.080 Maximum lot coverage.

The maximum lot coverage for the R-1-6 zone is 50%, including all structures.

19.29.090 Open space requirement.

The minimum open space requirement for developments over five acres in the R-1-6 zone is ten percent for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 15%.

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21. Temporary buildings for uses incidental to construction work, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within 90 days upon completion of construction and 30 days after notice, the buildings will be removed by the city at the expense of the owner.

4. Home occupations;
5. Home day care/preschool; and
6. Household pets.

1. Bed and breakfast;
2. Cemetery;
3. Day care/preschool center;
4. Dwelling group. The development shall comply with the maximum allowable density for the RR-1-43 zone.

(a) The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that, at the option of the developer, the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than 15 feet unless demonstrated by the development plan that the yard required for a principal building in that zoning district is more appropriate.

(b) The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than 20 feet.

(c) Access shall be provided by a private street or right-of-way from a public street; the private street or right-of-way shall not be less than 20 feet wide for one or two rear dwelling units and not less than 30 feet wide for three or more dwelling units.

(d) A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with the city's parking standards.

(e) Every dwelling in the dwelling group shall be within 60 feet of an access roadway or drive.

(f) The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.

(g) The development shall be approved by the director and the fire department before final approval is given by the planning commission.

6. Golf course;
7. Residential facility for elderly persons;
8. Home day care/preschool;

9. Milk processing and sale, provided that at least 50% of the milk processed or sold is produced on the premises;

10. Nursery and/or greenhouse, excluding retail sales;

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1. Bed and breakfast;

2. Cemetery;

3. Day care/preschool center;

4. Dwelling group. The development shall comply with the maximum allowable density for the RR-1-21 zone.

(a) The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer, the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than 15 feet unless demonstrated by the development plan that the yard required for a principal building in that zoning district is more appropriate.

(b) The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than 20 feet.

(c) Access shall be provided by a private street or right-of-way from a public street; the private street or right-of-way shall not be less than 20 feet wide for one or two rear dwelling units and not less than 30 feet wide for three or more dwelling units.

(d) A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with the city's parking standards.

(e) Every dwelling in the dwelling group shall be within 60 feet of an access roadway or drive.

(f) The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.

(g) The development shall be approved by the director and the fire department before final approval is given by the planning commission.

5. Fruit and/or vegetable stand, provided that the products are produced on the premises;

6. Golf course;

7. Residential facility for elderly persons;

8. Home day care/preschool;

9. Milk processing and sale, provided that at least 50% of the milk processed or sold is produced on the premises;

10. Nursery and/or greenhouse, excluding retail sales;

11. Nursing home;

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12. Pigeons, subject to health department regulations; is this covered in animals?		
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14. Plant for storage or packing of fruit or vegetables produced on the premises;		
15. Private educational institution having an academic curriculum similar to that ordinarily given in public schools;		
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16. Private nonprofit recreational grounds and facilities; move to churches		
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18. Radio and television transmitting and relay station and tower, excluding business office or studio, except such control room studio facilities as required for emergency broadcasts in the event of a national or local disaster;		
19. Residential health care facility for up to five residents on streets less than 80 feet in width, and up to ten residents on streets 80 feet and wider, excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time unless additional staffing is required by the state department of health, which use shall not change the residential appearance and character of the property;		
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Sportsman's kennel (minimum lot area one acre);		
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21. Temporary buildings for uses incidental to construction work, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within 90 days upon completion of construction and 30 days after notice, the buildings will be removed by the city at the expense of the owner; move to 19.76		
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<u>Front</u> : Accessory buildings, excluding garages, shall maintain a setback of at least six feet from the main building in the rear yard for the particular property.		
<u>Sides</u> : Five feet, excluding garages, on interior lots; 20 feet on corner lots.		
<u>Rear</u> : Five feet, excluding garages, on interior lots; 20 feet on corner lots. Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.		
<u>Garages</u> : The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.		
Page 17: [15] Deleted	mblack	6/17/2008 4:33:00 PM
2. Bed and breakfast;		
3. Day care/pre-school, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";		
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5. Private parks and recreational grounds;		
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7. Radio and/or television tower;		
Page 17: [19] Deleted	Michael Black	8/5/2008 2:10:00 PM
8. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations"; cover in 19.76		
Page 17: [20] Deleted	mblack	6/17/2008 4:33:00 PM
9. Water pumping plant and		
Page 17: [21] Deleted	Michael Black	8/6/2008 9:14:00 AM
should be covered by public use		
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11. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations"; and		
12. Public schools.		
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<p><u>Front:</u> Accessory buildings, excluding garages, shall maintain a setback of at least six feet from the main building in the rear yard for the particular property.</p> <p><u>Sides:</u> Five feet, excluding garages, on interior lots; 20 feet on corner lots.</p> <p><u>Rear:</u> Five feet, excluding garages, on interior lots; 20 feet on corner lots. Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.</p> <p><u>Garages:</u> The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.</p>		
Page 19: [25] Deleted	mblack	6/17/2008 4:35:00 PM
<p>11. Utility stations and lines, as allowed by the applicable accessory regulations from chapter 19.76, "Supplementary and Qualifying Regulations"; and</p>		
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<p><u>Front:</u> Accessory buildings, excluding garages, shall maintain a setback of at least six feet from the main building in the rear yard for the particular property.</p> <p><u>Sides:</u> Five feet, excluding garages, on interior lots; 20 feet on corner lots.</p> <p><u>Rear:</u> Five feet, excluding garages, on interior lots; 20 feet on corner lots. Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.</p> <p><u>Garages:</u> The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.</p>		

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11. Utility stations and lines, as allowed by the applicable accessory regulations from chapter 19.76, "Supplementary and Qualifying Regulations"; and

12. Public schools.

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Front: Accessory buildings, excluding garages, shall maintain a setback of at least six feet from the main building in the rear yard for the particular property.

Sides: Five feet, excluding garages, on interior lots; 20 feet on corner lots.

Rear: Five feet, excluding garages, on interior lots; 20 feet on corner lots. Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.

Garages: The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.

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12. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations."